

**February Updates:**

A February board meeting wasn't part of our initial plans for the year, but there are some projects that need to get started quickly, to take advantage of low water levels in the lakes and they require board approval.

Those include:

- Cleaning of the littoral zones on lakes 1 (Surfview) and 3 (Lakeside).
- Removal of additional palm trees from the littoral zones on Lake 3.

We also want to address the clean-up of the Tract C area by the bike path, including removal of dead brush, cutting down dead trees, trimming palm trees and general cleanup of the area.

**Maintenance**

Work on the pools was our biggest maintenance priority over the last month. We wanted to use what are typically colder weeks to close the pools and get all the work done ahead of peak winter vacation periods for visiting family members. The work was completed, but not without significant additional attention; all filters were replaced, deck material blocked a pipe, continual monitoring and cleaning of the filters was needed to flush out all debris, a pool light transformer was replaced, other minor repairs were done and multiple inspections were made of the pumps to make sure they were working properly.

All pool furniture has been re-strapped and returned. Please note that the use of sunscreen products accelerates damage to the furniture strapping. If you lay a towel across the lounges before laying down, it will help preserve them.

The pool deck and clubhouse has been power-washed and painting of the columns is underway.

Work on moving irrigation out of the rec center, and continuing to get the interior rooms refurbished following the flood a few months ago, will be in process for the rest of the first quarter, barring other more immediate items. Other irrigation repairs or recommendations for replacement are on-going.

The gates have continued to be a challenge, not helped by high winds and blowing sand. Repair of the Gate on San Juan Drive was approved at the last meeting and will be started as soon as the vendor is available.

Planning and aligning vendors to gut and refurbish the Surfview guard house are underway. That work is planned to start April 18<sup>th</sup> and take about two weeks to complete. This will necessitate bringing in an RV or trailer for the guard to work in and closing one of the entry lanes to park the RV so all entering traffic passes through what is currently the owner only lane. All exiting traffic will need to use the South entrance during this time as a tent will be placed over the exit lane for staging the supplies and enable work to continue in the event of rain.

Florida Power and Light replaced most of the street lights in the community with 3000 Kelvin LED lights. Six lights on Surfview were missed in that process and there are 2 replacements that are not working. These will also be addressed.

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**Las Casitas and Los Lagos Development**

Work on lengthening the turn lane from the northbound side of A1A to San Juan Drive is underway. Santa Rosa Way has been paved. KB Homes has been asked to provide a barricade at the intersection of Santa Rosa Way and San Carlos.

Infrastructure on the North Side of Los Lagos has been completed and the construction of two models is underway. Four lots have been sold thus far.

Despite some owner email to the contrary, all of your concerns and complaints regarding dirt and dust have been passed along to the county and the developer.

**Landscape**

Sleeves have been installed under the streets cutting into San Juan Drive for irrigation lines. There are a number of breaks in the lines and Landcare is reviewing the options regarding fixing or replacing our 30-year-old system.

A bladder replacement will be made on the pressure tank for the irrigation pump in front of the Beach Club. Landcare has advised that the pump itself will need replacement within the next year. The 2021 budgeting process will need to include pump replacement

I am leaving the water sample chart here. Once the irrigation issues are addressed, the irrigation will be turned on again.

<b>AREA</b>	<b>DATE</b>	<b>DATE</b>	<b>Date</b>
	<i>7/10/18</i>	<i>10/21/19</i>	<i>12/30/2019</i>
West Lake	5.22	10.33	4.78
East Lake	3.66	9.07	3.98
Beach Club (well)		14.09	7.64
Rec Center (well)	7.14	14.79	7.31
Surf Club 2 (well)	7.64	16.57	7.74
MSOA WELLS	7.29		

Replacement of valve covers around the property is still in process.

**Waste Water Treatment Plant**

The annual cleanout of the main lift station and rec center lift station was completed. Work on the Sea Colony lift stations was delayed due to their road repaving project.

The plant is operating well. The daily average flow for January was .077 mgd. There were 2 sludge hauls in January for approximately 6000 gallons each. The 30-day settlement average for January was 65%. The clarifier sludge judge reading was 1 foot.

**Other:**

RFI tag issuance is continuing relatively smoothly. We added Anne to our team to allow us to get all of the work done. Brit has moved to the office upstairs and we are in the process of equipping that area. These changes will help us have the time we need to take care of your day-to-day needs (RFI tags, Kayak

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renewal, access security for rental agreements, etc.) and still address the longer-term issues, planning and support for the board.

All owners are encouraged to attend MSOA board meetings, MSOA Town Hall meetings and meetings of your own associations. Information is shared during those meetings, motions acted on and issues discussed. It is the forum for finding out what is going on in the Matanzas Shores community, understanding community management concerns and expressing your opinion to the board on the matters for discussion in the meeting.

This board has held two town halls in the last 8 or so months to let you know some of the opportunities and challenges we are facing. These were open meetings so we could hear your thoughts. This board has also had board business meetings in November, December, January and now February with another scheduled for March. All of these meetings have been open to all owners and the board has taken owner comments and engaged owners in discussion at all of them. We thank all of you who come to the meetings to understand what is going on and share your thoughts and ideas during the meetings. We are continuing to work on sound and remote capabilities so we can enable everyone to participate regardless of location.

Your board members are volunteers. We work hard to do what is best for the community and we do that despite personal criticism, complaints regarding things we may not have any control over, anger over and unsubstantiated hearsay, accusations phrased as question, attacks on the integrity and work ethic of ourselves and our staff, gossip spread by individuals who do not know the facts and just plain old fashioned miscommunication (two parties reading different things into spoken or written words).

There are currently 644 home/condo owners in Matanzas Shores. I cannot address all of your email questions. Questions regarding a matter on the agenda can be raised in a board meeting. If you have a question, others probably also have the same question, so please ask. We usually include time for any new discussion on the agenda where you can bring up a new matter. If you have something you would like to propose to the board you can send an email to our Association Manager or our Administration Management for inclusion on the agenda. Please use these processes to raise questions.

Our website will be revised so the information is presented to you in an easier to find/use way. Please be patient while that process is taking place and feel free to explore the current website.

<http://www.matanzasshoreshoa.com/>